



47177 US Hwy 2
Malta, MT
406-654-2273 office

PROPERTY LOCATION:
7+/- miles West of
Malta, Montana

ASKING PRICE: \$250,000

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General Information

ACREAGE TOTAL:.....320+/-

IRRIGATED:.....200+/-

GRAZING:.....120+/-

TYPE OF LAND:.....Irrigated farm ground
and pasture.

IMPROVEMENTS:.....A portion of the
irrigated land is laser leveled. Drain fields of
the top 3 fields have been improved.

EXTRAS:.....Works well for hay
production or grass seed. Makes great
winter pasture after hay harvest.

WATER:.....Malta Irrigation District

TAXES:.....\$5,767.00

ASKING PRICE:.....\$250,000



Listing #263JF

COMMENTS: For sale is this 320+/- acre parcel which includes 200+/- acres of easily irrigated land and 120+/- acres of pasture. A portion of the irrigated land has been laser leveled and the drain fields of the top three fields have been improved. Parcel is mostly Western Wheat Grass for hay or grass production and works well for winter pasture after harvest.



The information contained herein was obtained from the owner and other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.